

Kaplan Building  
SM-693  
16098 Three Notch Road (MD 235)  
California vicinity  
Circa 1948  
Private

The former residence at 16098 Three Notch Road (MD 235) was constructed *circa* 1947 following improvements to MD 235 in the mid-1940s according to local resident Mr. Henry Owen (who lives on the opposite corner at 22903 Three Notch Road). The building currently houses doctors' offices. Prior to the construction of the modern commercial buildings and parking lots that currently surround this property, Mr. Owen stated that at least part of the land was farmed. The establishment of the Patuxent River Naval Air Station in the mid-1940s resulted in substantial new residential and commercial development and drastically altered the previously agrarian landscape of the area. Prior to the formation of NAS, the county's economy was primarily based upon agriculture (tobacco) and fishing, and very little modern development was evident in this portion of the state. In 1940, the population of the Bay district was 1,287; by 1950 it had increased nearly five-fold to 10,575.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No.SM-693

### 1. Name of Property (indicate preferred name)

historic

other Kaplan Building

### 2. Location

street & number 16098 Three Notch Road (MD 235)        not for publication

city, town California   X   vicinity

county St. Mary's

### 3. Owner of Property (give names and mailing addresses of all owners)

name Samuel K. Kaplan

street & number 180 Three Notch Road telephone

city, town California state and zip code MD

### 4. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse tax map and parcel 34/435

city, town Leonardtown, MD liber and folio 10/72

### 5. Primary Location of Additional Data

- Contributing Resource in National Register District  
       Contributing Resource in Local Historic District  
       Determined Eligible for the National Register/Maryland Register  
       Determined Ineligible for the National Register/Maryland Register  
       Recorded by HABS/HAER  
       Historic Structure Report or Research report at MHT  
       Other:

### 6. Classification

Category	Ownership	Current Function		Resource Count		
<u>      </u> district	<u>      </u> public	<u>      </u> agriculture	<u>      </u> landscape	Contributing	Noncontributing	
<u>  X  </u> building(s)	<u>  X  </u> private	<u>  X  </u> commerce/trade	<u>      </u> recreation/ culture	<u>  1  </u>	<u>  0  </u>	buildings
<u>      </u> structure	<u>      </u> both	<u>      </u> defense	<u>      </u> religion	<u>  0  </u>	<u>  0  </u>	sites
<u>      </u> site		<u>      </u> domestic	<u>      </u> social	<u>  0  </u>	<u>  0  </u>	structures
<u>      </u> object		<u>      </u> education	<u>      </u> transportation	<u>  0  </u>	<u>  0  </u>	objects
		<u>      </u> funerary	<u>      </u> work in progress	<u>  1  </u>	<u>  0  </u>	Total
		<u>      </u> government	<u>      </u> unknown			
		<u>      </u> health care	<u>      </u> vacant/not in use			
		<u>      </u> industry	<u>      </u> other:			

Number of Contributing Resources  
previously listed in the Inventory

  0

## 7. Description

Inventory No. SM-693

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The former residence (currently used as doctor's offices) at 16098 Three Notch Road (MD 235) is located directly adjacent to the southwest corner of MD 235 and Old Rolling Road in an area characterized primarily by commercial uses. Several mature trees and shrubs surround the house and a modern trailer is situated at the west end of the property. A paved parking lot is located west of the building.

The 2-story rectangular frame building clad in vinyl siding has an asphalt shingle gable roof with two interior brick chimneys and an exterior yellow brick chimney on the south side of the building. A gable-roof entry porch is appended to the west side of the building. Windows throughout the house consist of modern one-over-one double-hung sash and one-light fixed sash and have decorative shutters.

The east, or main, elevation contains five bays in the first story: the south end includes an entry flanked on either side by a set of paired windows; the north end of the building has two large one-light fixed sash windows. The second story of the east elevation contains three sets of paired one-over-one windows. The north elevation contains 2 single windows in the first story, three single windows in the second story, and a single window in the gable. The west elevation contains a set of central paired one-over-one windows flanked on either side by two one-over-one windows in both stories. A one-story gable-roof entry porch and door are located at the north end of the first story. The south elevation includes two one-over-one windows in each story and a single one-over-one window in the gable.

Alterations to the building have obscured details that may reveal the building's construction sequence, however, it appears that the southern portion of the building is the original section.

## 8. Significance

Inventory No. SM-693

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> medicine	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> invention	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> landscape	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> architecture	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> law	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> literature	<input type="checkbox"/> other:	
			<input type="checkbox"/> maritime		
			<input type="checkbox"/> history		
			<input type="checkbox"/> military		

**Specific dates** 1947 **Builder/Architect** Unknown

Evaluation for:

☒ National Register ☐ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual).

The former residence at 16098 Three Notch Road (MD 235) was constructed *circa* 1947 following improvements to MD 235 in the mid-1940s according to local resident Mr. Henry Owen (who lives on the opposite corner at 22903 Three Notch Road). The building currently houses doctors' offices. Prior to the construction of the modern commercial buildings and parking lots that currently surround this property, Mr. Owen stated that at least part of the land was farmed. The establishment of the Patuxent River Naval Air Station in the mid-1940s resulted in substantial new residential and commercial development and drastically altered the previously agrarian landscape of the area.

It is unlikely that historic or prehistoric archeological resources are preserved on this property. The extensive disturbance typically associated with construction during the last 50 years is likely to have displaced any archeological resources that may have been on this property. Similarly, commercial and residential development in the vicinity make the survival of archeological resources on adjacent properties unlikely.

Historical documentation does not indicate that this resource is associated with Criterion A, broad patterns of history or a significant event or Criterion B, an important person who contributed to local or state history. The property does not embody distinctive characteristics of a type, period, or method of construction nor does it represent the work of a master or possess high artistic value; therefore, Criterion C, architecture, does not apply. Lastly, the property is unlikely to yield information which contributes to our understanding of human history. As a result of recent modern development in the immediate area, the property lacks integrity of association, feeling and setting. The conversion of the residence to an office as well as other alterations (replacement windows and new porches/decks) have compromised the dwelling's integrity of design, materials, workmanship and location.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments:	
Reviewer, Office of Preservation Services	Date 9/28/98
Reviewer, NR program	Date 11/16/98

*Handwritten signature*

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. SM-693

Name

Continuation Sheet

Number 8 Page 1

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### HISTORIC CONTEXT:

#### **MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA**

Geographic Organization:

Southern Maryland

Chronological/Developmental Period(s):

Modern Period A.D. 1930 - Present

Historic Period Theme(s):

Architecture, Landscape Architecture and Community Planning

Resource Type:

Category:

Building

Historic Environment:

Suburban

Historic Function(s) and Use(s):

Dwelling

Known Design Source:

None

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## 9. Major Bibliographical References

Inventory No. SM-693

Hammett, Regina Combs. History of St. Mary's County, Maryland, 1634-1990. Ridge, MD (privately published), 1991.  
Hughes, Elizabeth. Final Report - St. Mary's County Historic Sites Survey. Valley Lee, St. George Island, Bay and Patuxent Districts. St. Mary's County Department of Planning and Zoning, 1995.

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## 10. Geographical Data

Acreage of property 0.93 acres  
Acreage surveyed 0.93 acres  
Quadrangle name Hollywood, MD

Quadrangle scale 1:24,000

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### Verbal boundary description and justification

Parcel 435, Map 34, Grid 24

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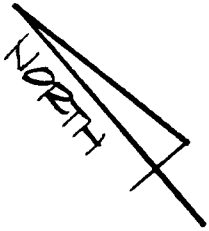
## 11. Form Prepared By

name/title	Margaret B. Parker		
organization	KCI Technologies, Inc.	date	7-21-98
street & number	10 North Park Drive	telephone	410-316-7857
city or town	Hunt Valley	state and zip code	MD 21030-1888

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032  
410-514-7646



MARYLAND ROUTE 235

OLD ROLLING RD.

EX DRIVE

SCALE: 1"=30'

SM- 693

16098 Three Notch Road  
California Vicinity, St. Mary's Co.  
Resource Sketch Map

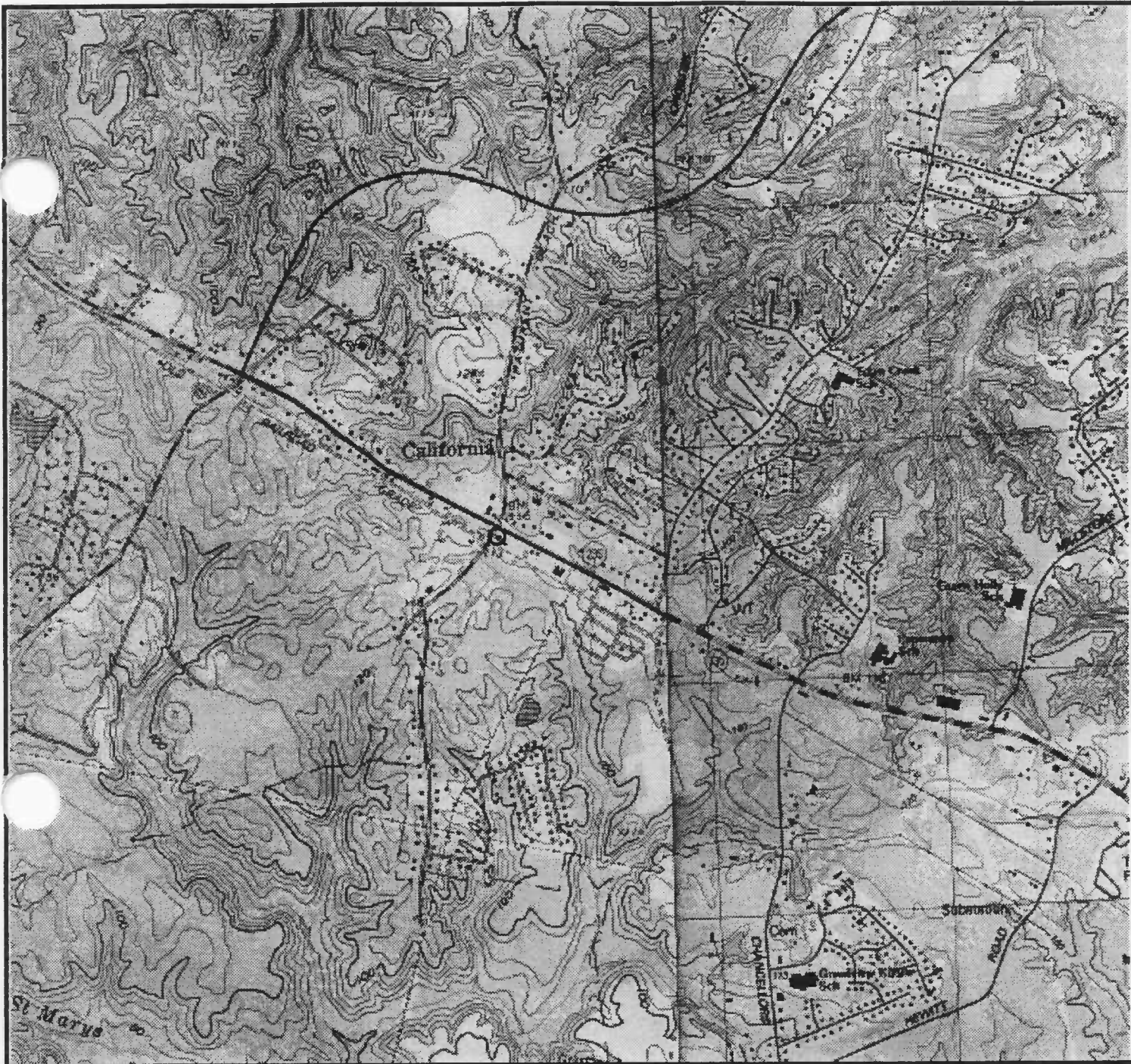


MARYLAND STATE HIGHWAY  
ADMINISTRATION

10 NORTH PARK DRIVE  
HUNT VALLEY, MD 21030  
410-316-7800

MD 235: MD 4 to MD 246  
St. Mary's County, MD

BCS 95-17A



**SM- 693**

16098 Three Notch Road

California Vicinity, St. Mary's Co.

Hollywood, MD USGS Quad

1963 (Rev. 1984); Solomons Is., MD 1987



**MARYLAND STATE HIGHWAY  
ADMINISTRATION**

10 NORTH PARK DRIVE  
HUNT VALLEY, MD 21030  
410-316-7800

**MD 235: MD 4 to MD 246  
St. Mary's County, MD**

**BCS 95-17A**

Scale: 1"=2,000'





SM-693

St Marys Co.

Margaret Parker

7/29/98

MD SHPO

E + N elev.

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